

# El Pedregal

## Project Summary

**Housing Type:** Multifamily Apartments

**Location:** 104 Averil Road  
(San Ysidro Project Area)

**Year of Completion:** 2010

**Total Units:** 45

**Lot Size:** 97,574 SF

**Affordable Units:** 44

### **Income Mix:**

30% AMI	40% AMI	50% AMI	60% AMI
5	5	22	12

### **Unit Mix:**

0 BD	1 BD	2 BD	3 BD	4 BD
0	0	1	20	24

## Development Team

**Developer:** Global Premier Development, Inc.

**Managing General Partner:** Las Palmas Foundation

**Architect:** Ricardo E. Montoya, Maple M3 Architects

## Funding Sources

Redevelopment Agency; 9 % Low Income Housing Tax Credits; Conventional Loans



## Project Description

Located on the northeast corner of San Ysidro Boulevard and Averil Road, the El Pedregal Apartments consists of 45 units, of which 44 are affordable to households earning between 30% and 60% of the Area Median Income (AMI). The residential project consists of three story buildings and includes subterranean parking on approximately 2.2 acres. The project features 3 and 4 bedrooms for large families. Amenities include recreational facilities, a computer room and multipurpose center, education programs, and picnic area.

